

Accessible and Usable Buildings and Facilities

ICC/ANSI A117.2-2003

Section 1004 Type B Units

Pages 96 – 103, Condensed

1004 Type B Units (intended to meet the criteria set forth by the U.S. Dept. of Housing and Urban Development (HUD) Fair Housing Accessibility Guidelines)

1004.2 Primary Entrance. The primary entrance needs to be on an “accessible route” from public or common areas.

1004.3 Accessible Route. At least one accessible route must connect all spaces and elements of the unit. The accessible route will consist of one or more of the following elements: walking surface not steeper than 1:20, doorways, ramps, elevators, and platform lifts. Hallways which are longer than 24” must be a minimum of 36” in width. When the hallway length is 24” or less it is allowed to be 32” in width. Changes in a level walking surface of $\frac{1}{4}$ ” to $\frac{1}{2}$ ” need to be beveled and if the change in a level surface is greater than $\frac{1}{2}$ ” there will need to be a ramp.

1004.5 Doors and Doorways. The primary entrance needs to be a minimum of 32” in width. A user passage is allowed to be 31 $\frac{3}{4}$ ” in width. Thresholds may be $\frac{1}{2}$ ” in height and beveled with a steepness of not more than 1:2. Sliding doors may have a threshold of $\frac{3}{4}$ ”.

1004.6 Ramps. Ramps may not have a running slope steeper than 1:12 with a cross slope of no steeper than 1:48. The clear width of the ramp must be a minimum of 36” between handrails. Ramps must have a stable, firm, slip resistant surface with any openings not allowing a $\frac{1}{2}$ ” sphere to pass through and elongated openings must run perpendicular to the run. The maximum rise for any single ramp run is 30” before another landing would need to be installed for an additional ramp. Ramps with a rise greater than 6 “will need to have handrails on both sides. There shall be a landing at both the top and bottom of a ramp run. Landings shall have a slope no steeper than 1:48. The Landing must have a clear width at least as wide as the widest ramp run to the landing and a minimum length of 60”. If the ramp changes direction it must have adequate turning space, 60” circle or T-shaped. Where doorways enter to a ramp landing there must be adequate maneuvering space. Ramps shall also have edge protection preventing the passage of a 4” diameter sphere off the side of the ramp.

1004.7 And 1004.8 Elevators and Platform Lifts must be accessible with appropriate signage, operable controls, visible and auditory signals, alarms, and clear space

1004.9 Operable Controls. Environmental controls, lighting, electrical switches and receptacles must be located in a reach range of 15” minimum to 48” maximum from the floor.

1004.10 Laundry Equipment. Must have a clear floor space of 48” by 30” for a parallel approach and centered on the appliance.

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1004.11 Toilet and Bathing Facilities. Doors shall not swing into the clear floor space for any fixture. Clear floor space between fixtures can overlap. Bathroom walls shall be reinforced for the future installation of grab bars for toilets, bathtubs, and showers. A lavatory (sink) shall have a clear floor space for a parallel approach of 30" by 48".

Cabinetry is allowed under the lavatory provided it can be removed if it does not also require the removal of the lavatory and the floor finish that extends under the lavatory.

Parallel approach to a water closet (toilet) will need a clearance of 56" minimum that is measured from the wall behind the toilet and 66" minimum measured 18" from the center line of the toilet (sec. 1004.11.3.1.2.1).

Forward approach to a water closet (toilet) will need a clearance of 66" minimum that is measured from the wall behind the toilet and 48" minimum measured 18" from the center line of the toilet (sec. 1004.11.3.1.2.2).

A parallel approach to a bathtub shall have a 60" by 30" clear floor space. A forward approach to a bathtub would need a minimum of 60" by 48" clear floor space. A shower stall will need a minimum of 36" in width and 36" in depth with a 30" by 48" clear space in front of the shower stall to allow for a parallel entrance. The counter of the sink shall be no greater than 34" from the floor.

1004.12 Kitchen. The minimum clearance between all opposing base cabinets, counters, walls and appliances shall be 40". In a U-shaped kitchen where the cabinets, appliances and counters configure 3 sides of the kitchen the minimum clearance between all opposing elements shall be 60". The clear space in front of appliances shall be a minimum of 30" by 48".